

William B. Ellen, Inc.
Environmental & Regulatory Consultants
Post Office Box 1508
Gloucester, Virginia 23061
Tel: 804-695-9260 Fax: 804-693-4872 E-mail: edi@inna.net

August 14, 2003

Mark Carter
Department of Planning and Zoning
PO Box 532
Yorktown, VA 23690-0532

RE: SLAIGHT'S WHARF, SHIRLEY ROAD

Dear Mark:

As per our discussions, this is to provide you with documentation in support of a voluntary in-lieu fee that is to serve as mitigation for the unavoidable loss of public access associated with the abandonment of the above referenced facility. The attached documents include:

1. An appraisal prepared by Wendell Sparrer for the 15'-wide strip of land extending from Shirley Road to Back Creek and including two parking spaces. The estimated value for the strip of land is \$22,750.00; and,
2. An estimate prepared by R&W Construction for an open pile pier extending from the above 15'-wide strip of land into Back Creek with a 10' x 16' T-head. The estimated construction cost for the pier is \$5,050.00.

Based on these documents, we propose to offer a total of \$27,800.00 as an in-lieu fee to be used by the County at its discretion, conditioned upon county approval of the abandonment and VDOT's agreement to convey its interest in both the pier and right of way to our client.

Thank you for your assistance with this project. If you have any questions or need additional information, please do not hesitate to call at any time.

With kindest regards, I remain,

Sincerely yours,



William B. Ellen

WBE:bsj
Attachment

cc: Bill Wells, Jr., Seaford Scallop w/ Attachments
Conway Sheild w/ Attachments

Celebrating Our 31st Year of Environmental Consulting Services.